

Cheap warehouse/production space on Sherwood Park adjoining J27 M1

3,418m²
(36,795ft²)

- Very cost-effective space
- Two storey offices interlinking with warehouse/production space
- Additional semi-permanent building interlinked in rear yard
- Separate accesses to large front car park and secure rear loading yard
- Fenced and gated



TO LET



Location



Gallery



Video



Contact



Location

Forming part of Sherwood Business Park just off Junction 27 of the M1, the location benefits from excellent road links, the park sitting adjoining the motorway whilst benefitting from quick access to Nottingham, Mansfield and the wider East Midlands.

The Property

The premises provide the original clear span warehouse/production unit which has been augmented and interlinked with a semi-permanent building in the rear yard plus two storey office/ancillary space to the front elevation. The specification includes:

Warehouse

- 6 metre eaves
- Clear span space
- Good natural light
- Roller shutter access to rear
- Semi-permanent warehouse space
- LED lighting and gas blowers in the warehouse

Offices

- Ground and first floor office and ancillary accommodation
- Part open plan/part cellular
- Kitchen and WCs

Externally

- Securely fenced and gated site with two accesses
- Large car park to the front elevation
- Separately accessed rear loading yard





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Accommodation

From measurements taken on site, we understand the property has a gross internal area (GIA) of:

Floor Area	m ²	ft ²
Main warehouse	1,628	17,524
Rear extension	820	8,832
Ground floor undercroft	295	3,175
Ground floor office and reception	183	1,969
First floor offices and ancillary	492	5,295
Total Gross Internal Area (GIA)	3,418	36,795

(This information is given for guidance purposes only.)

Business Rates

We understand the following business rates are applicable, but interested parties must make their own enquiries:

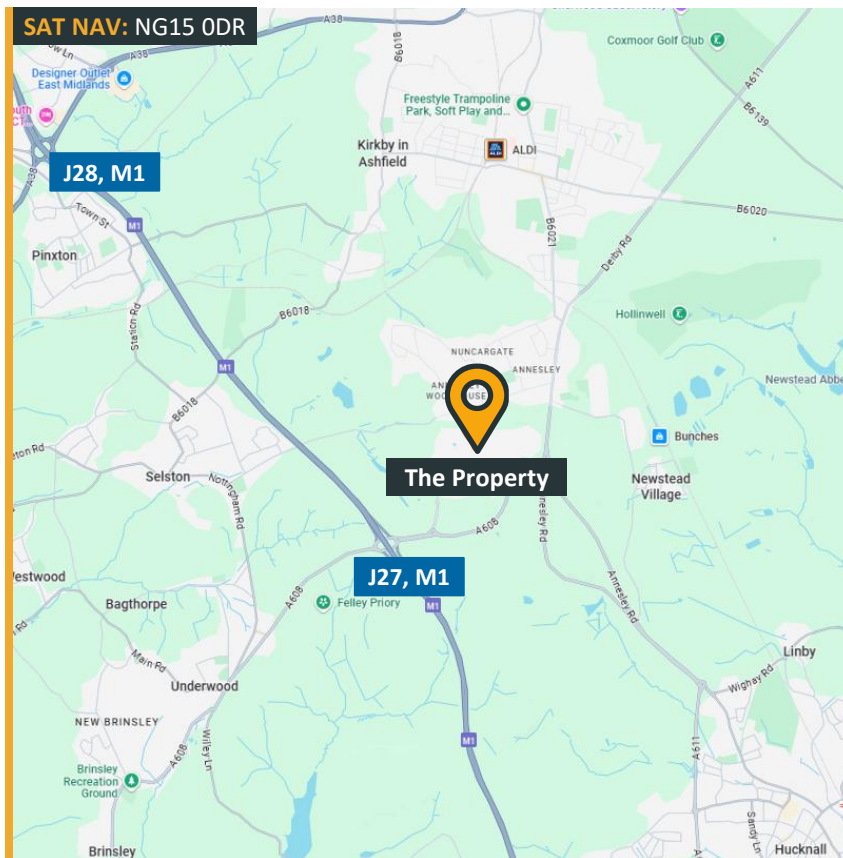
Rateable Value: £147,000
Rates Payable 2024/25: £80,262

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)

EPC

Further information is available upon request.





Lease

The premises are available by way of assignment of the current lease in place at the **very cost-effective** rent of:

£145,000 per annum exclusive
(One hundred and forty-five thousand pounds)

Service Charge

A nominal service charge will be payable towards the upkeep and maintenance of common areas of the estate.

VAT

VAT is payable upon the rent and service charge due.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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